BILL GARRETT, Davidson County
Trans:T20130050392 DEEDWARR
Recvd: 06/14/13 15:08 2 pgs
Fees:13.00 Taxes:493.95
20130614-0061222

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $133,500.00

Cheri Hawkins
Affiant

Subscribed and sworn to before me, this 11 day of June, 2013.

Rita B Mitchell
Notary Public
My commission expires: 1-5-2016

07-1305-85194

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Patricia M. Jensen<br><br>3313 Harpeth Springs Drive<br>Nashville TN 37221 | Peoples Home Equity<br>150 N. Seven Oaks<br>Knoxville, TN 37922 | 141-06-0-D-095.00-CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kit Alan Bunger and wife, Sondra Bunger, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patricia M. Jensen, an unmarried woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 95, on the Plan of Riverbridge Community, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Townhomes of Riverbridge, a horizontal property regime established by Declarations of record in Instrument No. 20030205-0016032, as amended in Instrument No. 20050520-0056889, said Register's Office..

Being the same property conveyed to Kit Alan Bunger and wife, Sondra Bunger by deed from Heather D. Milner and husband, Edward F. Milner, dated May 7, 2007, recorded May 11, 2007, of record in Instrument No. 20070511-0056817, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3313 Harpeth Springs Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 11 day of June, 2013.

Kit Alan Bunger

Sondra Bunger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kit Alan Bunger and Sondra Bunger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 11 day of June, 2013.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Expires
October 18, 2016